

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Luzerne County**

State: **PA**

PJ's Total HOME Allocation Received: **\$20,575,403**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	29			
Program Progress:							
% of Funds Committed	98.03 %	97.78 %	17	95.51 %	81	77	
% of Funds Disbursed	90.96 %	92.74 %	18	87.58 %	63	63	
Leveraging Ratio for Rental Activities	4.6	5.04	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	76.21 %	90.72 %	25	82.17 %	23	20	
% of Completed CHDO Disbursements to All CHDO Reservations***	75.78 %	69.83 %	15	71.17 %	53	52	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	74.11 %	82.04 %	21	81.54 %	21	24	
% of 0-30% AMI Renters to All Renters***	33.93 %	36.34 %	15	45.68 %	29	29	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.47 %	1	96.19 %	100	100	
Overall Ranking:			In State:	18 / 29	Nationally:	43 46	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,883	\$19,909		\$27,510	336 Units	36.00 %	
Homebuyer Unit	\$27,439	\$16,414		\$15,239	226 Units	24.20 %	
Homeowner-Rehab Unit	\$11,049	\$16,120		\$20,932	371 Units	39.80 %	
TBRA Unit	\$0	\$5,736		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Luzerne County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$79,408	\$83,865	\$12,915
State:*	\$102,649	\$42,221	\$16,377
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.93

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	90.2	79.1	99.2	0.0
Black/African American:	3.3	4.0	0.3	0.0
Asian:	0.9	0.9	0.3	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.4	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	1.2	0.9	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.3	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	4.2	14.7	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	38.1	31.6	49.3	0.0
2 Persons:	23.8	24.9	27.0	0.0
3 Persons:	17.3	15.1	9.2	0.0
4 Persons:	10.1	18.7	7.0	0.0
5 Persons:	7.7	5.3	5.1	0.0
6 Persons:	2.4	2.7	1.9	0.0
7 Persons:	0.6	0.9	0.3	0.0
8 or more Persons:	0.0	0.9	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	19.6	29.3	17.3	0.0
Elderly:	22.3	3.6	53.9	0.0
Related/Single Parent:	33.3	32.9	8.6	0.0
Related/Two Parent:	17.9	31.1	16.2	0.0
Other:	6.3	3.1	3.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	29.5	1.3 #
HOME TBRA:	0.0	
Other:	3.6	
No Assistance:	67.0	

of Section 504 Compliant Units / Completed Units Since 2001 85

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Luzerne County

State: PA

Group Rank: 43
 (Percentile)

State Rank: 18 / 29 PJs

Overall Rank: 46
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	76.21	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	75.78	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	74.11	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	1.96	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

